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**Z-2238**  
**STONEHENGE CORPORATION**  
**FINAL DETAILED PLANS APPROVAL EXTENSION**

**STAFF REPORT**  
**May 28, 2015**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner is requesting a 5-year extension (the maximum allowed) of the abandonment date for the final phase of the Stonehenge Planned Development. If not extended the third and final phase of the project (consisting of 20 lots) would fall into abandonment on June 6, 2015. The project is located north of US 52 between CR 300 W and CR 375 W, Wabash 34 (SE) 24-5.

On 18 May 2005, APC, by a vote of 12 yes/1 no, recommended approval of a reclassification from PDRS & R1 to PDRS for the Stonehenge Planned Development. The Board of County Commissioners rezoned the site on June 6, 2005. Final Detailed Plans for phases 1 and 2 of the project were approved (via Resolution PD-05-13) and recorded later that same year which started the ordinance imposed 10-year abandonment "clock" for the 3<sup>rd</sup> and final phase.

**STAFF COMMENTS:**

Progress has been steady on the development of this project and the developer has indicated that work on the Final Detailed Plans for this final phase of the PD will be commencing this year and, upon approval and recordation of those plans, home construction will follow soon after. Per UZO Section 2-28-13, if the extension request is approved, the petitioner will have until June 6, 2020 to have Final Detailed Plans for this final phase approved and recorded.

**STAFF RECOMMENDATION:**

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

*(The following are the original conditions for primary approval for Z-2238.)*

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;

4. Appropriate performance bonds submitted with final plat, bond must include remainder of recreational amenities for common use in next set of Final Detailed Plans containing a Final Plat;
5. Letters from the County Surveyor and American Suburban Wastewater Utility stating they have reviewed/accepted existing infrastructure;
6. Documentation from electric, cable and phone companies accepting changes to their utilities located along lots lines that are being replatted;
7. Clarify note on sheet 8 that states, “street tree type and location where indicated on the overall landscaping plan (sheet 7)”. Show and label both builder and developer trees on sheet 7 so that all street trees are on the overall landscape plan along with who is responsible for installation;
8. Add statement to “typical planting for individual lot” on sheet 8 that says “what is shown is the minimum standard”;
9. An amendment to the covenants, Article VI, section 6.1, *Lot Use and Conveyance* which states “All lots platted shall be used exclusively for semi-attached zero lot-line single-family residential purposes ...” to allow detached single-family use of replatted lots.